

In Re:	Case No.:	18-32198
Alicia Jones,	Chapter:	7
Debtor	Judge:	Papalia

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**NOTICE OF PROPOSED PRIVATE SALE**

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Steven P. Kartzman, Chapter 7 Trustee, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: : U.S. Bankruptcy Court  
50 Walnut Street  
Newark, NJ 07102

If an objection is filed, a hearing will be held before the Honorable Vincent F. Papalia on March 10, 2020 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3B, 50 Walnut Street, Newark, New Jersey 07102. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: Two family house located at 59 Brookdale Avenue, Newark, New Jersey (the "Property") being sold "as is", subject to lease to one tenant, to be sold in arms length transaction for fair market value.

Proposed Purchaser: Cemeco Newark LLC by Marcus Elias

Sale price: \$245,000, subject to valid liens and a real estate commission of 5%.

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: KW Midtown Direct Realty

Amount to be paid: 5% of sale price

Services rendered: Real Estate Broker

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: /s/ Steven P. Kartzman, Esq., Mellinger Kartzman LLC  
Address: 101 Gibraltar Drive, Suite 2F, Morris Plains, New Jersey 07950  
Telephone No.: (973) 267-0220

United States Bankruptcy Court  
District of New JerseyIn re:  
Alicia Jones  
DebtorCase No. 18-32198-VFP  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf905Page 1 of 2  
Total Noticed: 53

Date Rcvd: Feb 11, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 13, 2020.

db +Alicia Jones, 59 Brookdale Avenue, Newark, NJ 07106-1813  
 aty +Mellinger, Sanders & Kartzman, LLC, 101 Gibtaltar Drive, Suite 2F,  
 Morris Plains, NJ 07950-1287  
 r +KW Midtown Direct Realty, 223 Mountain Avenue, Springfield, NJ 07081-2213  
 cr +Wilmington Savings Fund Society, FSB, d/b/a Christ, RAS Crane LLC,  
 10700 Abbotts Bridge Road, Suite 170, Duluth, GA 30097-8461  
 517922234 American Express National Bank, c/o Becket and Lee LLP, PO Box 3001,  
 Malvern PA 19355-0701  
 517860856 +Amex, Correspondence/Bankruptcy, Po Box 981540, El Paso, TX 79998-1540  
 517860859 +Cardiac Care of North Jersey, 340 East Northfield Road, Suite 2C,  
 Livingston, NJ 07039-4892  
 517860860 +Chase Card Services, Correspondence Dept, Po Box 15298, Wilmington, DE 19850-5298  
 517860862 +Citibank, PO Box 6241, Sioux Falls, SD 57117-6241  
 517860863 +Credence Resource Management, Po Box 2300, Southgate, MI 48195-4300  
 517860864 +Eos Cca, Attn: Bankruptcy, Po Box 329, Norwell, MA 02061-0329  
 517860865 +Equifax, POB 740241, Atlanta, GA 30374-0241  
 517860866 +Experian, 475 Anton Blvd, Costa Mesa, CA 92626-7037  
 517860867 +Imaging Consultants of Essex, PO Box 3247, Indianapolis, IN 46206-3247  
 517860869 +KML Law Group PC, 216 Haddon Avenue, ste 406, Collingswood, NJ 08108-2812  
 517860870 +New Jersey Anesthesia Associates, 200 S Orange Ave, Livingston, NJ 07039-5817  
 517860871 +New Jersey Gross Income Tax, P.O Box 046, Trenton, NJ 08646-0046  
 518064217 ++STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245,  
 TRENTON NJ 08646-0245  
 (address filed with court: State of New Jersey, Division of Taxation, Bankruptcy Section,  
 PO Box 245, Trenton, NJ 08695-0245)  
 517860878 Target, Target Card Services, Mail Stop NCB-0461, Minneapolis, MN 55440  
 517860879 +The Bureaus Inc, Attn: Bankruptcy, 650 Dundee Rd, Ste 370, Northbrook, IL 60062-2757  
 517958300 U.S. Bank National Association, as Trustee, c/o Wells Fargo Bank, N.A. as Servicer,  
 Default Document Processing, N9286-01Y, 1000 Blue Gentian Road, Eagan, MN 55121-7700  
 517860881 +U.S. Department of Education, Ecmc/Bankruptcy, Po Box 16408, Saint Paul, MN 55116-0408  
 517860882 +Unified Vailsburg Services, 42 Richelieu Terrace, Newark, NJ 07106-1634  
 517963699 +Varius Holdings, LLC, PO BOX 1931, Burlingame, CA 94011-1931  
 517860886 ++WELLS FARGO BANK NA, WELLS FARGO HOME MORTGAGE AMERICAS SERVICING,  
 ATTN BANKRUPTCY DEPT MAC X7801-014, 3476 STATEVIEW BLVD, FORT MILL SC 29715-7203  
 (address filed with court: Wells Fargo Hm Mortgag, 8480 Stagecoach Cir,  
 Frederick, MD 21701)  
 517860884 ++WELLS FARGO BANK NA, 1 HOME CAMPUS, MAC X2303-01A, DES MOINES IA 50328-0001  
 (address filed with court: Wells Fargo Bank, Attn: Bankruptcy Dept, Po Box 6429,  
 Greenville, SC 29606)  
 517973622 +WILMINGTON SAVINGS FUND SOCIETY, 9990 Richmond Ave. Suite 400 South, Houston TX 77042-4546  
 517973040 Wells Fargo Bank N.A., d/b/a Wells Fargo Auto, PO Box 130000 Raleigh, NC 27605  
 517952069 Wells Fargo Bank, N.A., Wells Fargo Card Services, PO Box 10438, MAC F8235-02F,  
 Des Moines, IA 50306-0438  
 517860885 +Wells Fargo Dealer Services, Attn: Bankruptcy, Po Box 19657, Irvine, CA 92623-9657  
 517873151 +Wilmington Savings Fund Society, RAS Crane, LLC, 10700 Abbotts Bridge Road, Suite 170,  
 Duluth, GA 30097-8461

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

tr +E-mail/Text: BNC@magtrustee.com Feb 11 2020 23:38:19 Marie-Ann Greenberg,  
 Chapter 13 Standing Trustee, 30 Two Bridges Rd, Suite 330, Fairfield, NJ 07004-1550  
 smg E-mail/Text: usanj.njbankr@usdoj.gov Feb 11 2020 23:37:40 U.S. Attorney, 970 Broad St.,  
 Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534  
 smg +E-mail/Text: ustpregion03.ne.ecf@usdoj.gov Feb 11 2020 23:37:39 United States Trustee,  
 Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,  
 Newark, NJ 07102-5235  
 cr +E-mail/PDF: gecsedirecoverycorp.com Feb 11 2020 23:39:30  
 Synchrony Bank c/o PRA Receivables Management, LLC, PO BOX 41021, Norfolk, VA 23541-1021  
 517860857 +E-mail/Text: g20956@att.com Feb 11 2020 23:38:10 AT&T Mobility, 1025 Lenox Park Blvd. NE,  
 Atlanta, GA 30319-5309  
 517894207 +E-mail/PDF: PRA\_BK2\_CASE\_UPDATE@portfoliorecovery.com Feb 11 2020 23:39:33  
 Bureaus Investment Group Portfolio No 15 LLC, c/o PRA Receivables Management, LLC,  
 PO Box 41021, Norfolk VA 23541-1021  
 517860858 E-mail/PDF: AIS.cocard.ebn@americaninfosource.com Feb 11 2020 23:40:10  
 Capital One Bank USA N., 15000 Capital One Drive, Richmond, VA 23238  
 517860861 +E-mail/Text: bankruptcy.notifications@fisglobal.com Feb 11 2020 23:38:04 Chex System,  
 7805 Hudson Road, suite 100, Saint Paul, MN 55125-1703  
 517957551 +E-mail/PDF: EBN\_AIS@AMERICANINFOSOURCE.COM Feb 11 2020 23:39:08 Directv, LLC,  
 by American InfoSource as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901  
 517860868 +E-mail/Text: cio.bncmail@irs.gov Feb 11 2020 23:37:09 Internal Revenue Service,  
 P.O. Box 804527, Cincinnati, OH 45280-4527  
 517860872 +E-mail/Text: bnc@nordstrom.com Feb 11 2020 23:37:01 Nordstrom FSB, Attn: Bankruptcy,  
 Po Box 6555, Englewood, CO 80155-6555  
 517860873 +E-mail/Text: bankruptcy@onlineis.com Feb 11 2020 23:38:08 Online Collections,  
 Attn: Bankruptcy, Po Box 1489, Winterville, NC 28590-1489

District/off: 0312-2

User: admin  
Form ID: pdf905

Page 2 of 2  
Total Noticed: 53

Date Rcvd: Feb 11, 2020

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center (continued)

517973105 E-mail/PDF: PRA\_BK2\_CASE\_UPDATE@portfoliorecovery.com Feb 11 2020 23:38:57  
Portfolio Recovery Associates, LLC, c/o Gap, POB 41067, Norfolk VA 23541  
517973106 E-mail/PDF: PRA\_BK2\_CASE\_UPDATE@portfoliorecovery.com Feb 11 2020 23:39:33  
Portfolio Recovery Associates, LLC, c/o The Home Depot, POB 41067, Norfolk VA 23541  
517860874 +E-mail/PDF: PRA\_BK2\_CASE\_UPDATE@portfoliorecovery.com Feb 11 2020 23:40:15  
Portfolio Recovery, Po Box 41021, Norfolk, VA 23541-1021  
517860875 +E-mail/Text: bankruptcy@savit.com Feb 11 2020 23:38:25 Savit Collection Agency,  
Attn: Bankruptcy, Po Box 250, East Brunswick, NJ 08816-0250  
517860876 +E-mail/Text: bkteam@selenefinance.com Feb 11 2020 23:36:58 Selene Finance, Po Box 422039,  
Houston, TX 77242-4239  
517863432 +E-mail/PDF: gecsedirecoverycorp.com Feb 11 2020 23:39:06 Synchrony Bank,  
c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021  
517860877 +E-mail/PDF: gecsedirecoverycorp.com Feb 11 2020 23:39:07 Synchrony Bank, PO BOX 960061,  
Orlando, FL 32896-0061  
518557181 +E-mail/PDF: EBN\_AIS@AMERICANINFOSOURCE.COM Feb 11 2020 23:39:08 TD Bank, USA,  
by American InfoSource as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901  
517860880 E-mail/Text: DASPUBREC@transunion.com Feb 11 2020 23:35:11 TransUnion,  
555 W. Adams Street, Chicago, IL 60661  
517860883 +E-mail/Text: wfmelectronicbankruptcynotifications@verizonwireless.com Feb 11 2020 23:35:05  
Verizon, P.O Box 4833, Trenton, NJ 08650-4833

TOTAL: 22

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address  
pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 13, 2020

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 11, 2020 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust  
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com  
Joseph R Zapata, Jr. on behalf of Trustee Steven P. Kartzman jzapata@msklaw.net  
Laura M. Egerman on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust bkyecf@rasflaw.com,  
bkyecf@rasflaw.com; legerman@rasnj.com  
Marie-Ann Greenberg magecf@magtrustee.com  
Michelle Labayen on behalf of Debtor Alicia Jones michelle@labayenlaw.com,  
silvia@labayenlaw.com; giovanna@labayenlaw.com  
Rebecca Ann Solarz on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust  
rsolarz@kmlawgroup.com  
Steven P. Kartzman on behalf of Trustee Steven P. Kartzman kartztee@optonline.net,  
jzapata@msklaw.net; nj16@ecfcbis.com; jloewenstein@msklaw.net  
Steven P. Kartzman kartztee@optonline.net,  
jzapata@msklaw.net; nj16@ecfcbis.com; jloewenstein@msklaw.net  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
William M.E. Powers on behalf of Creditor U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE2, Asset-Backed Pass-Through Certificates, Series 2007-WFHE2 ecf@powerskirk.com  
William M.E. Powers, III on behalf of Creditor U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE2, Asset-Backed Pass-Through Certificates, Series 2007-WFHE2 ecf@powerskirk.com

TOTAL: 11